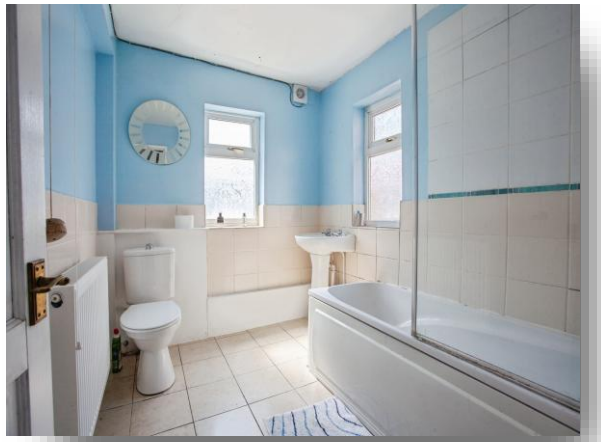
Wood Lane,Treeton Rotherham S60 5QU

william h brown

welcome to

Wood Lane, Treeton Rotherham

Ask Price- £125,000. A LITTLE GEM! This Three bedroom mid terrace property comes with NO CHAIN and has the benefit of off road parking to the rear. Ready to go, CALL TODAY TO VIEW!



Lounge
The spacious lounge has a front facing double glazed window, radiator and doors opening into the kitchen.

Kitchen / Diner
The kitchen diner has a range of base and wall units, space for a cooker with built in extractor fan, fridge freezer and plumbing for a washing machine. There is the added bonus of under stairs storage cupboard and a radiator.

Bathroom
The spacious family bathroom is located on the ground floor. With a bath and shower over, WC, hand wash basin and a radiator.

Internal Hallway/Utility Space
With a door leading the rear garden.

Stairs To First Floor
Bedroom One
The large master bedroom has a double glazed rear facing window and radiator. There is also an En-suite shower room with WC,

Bedroom Two
The second bedroom has a front facing double glazed window and radiator.

Stairs To Attic 3rd Bedroom
Bedroom Three
The spacious third bedroom has a rear facing double glazed velux window.

Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

welcome to

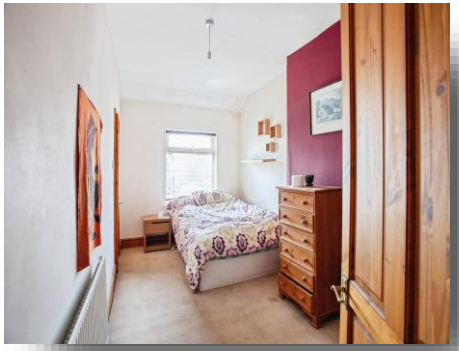
Wood Lane, Treeton Rotherham

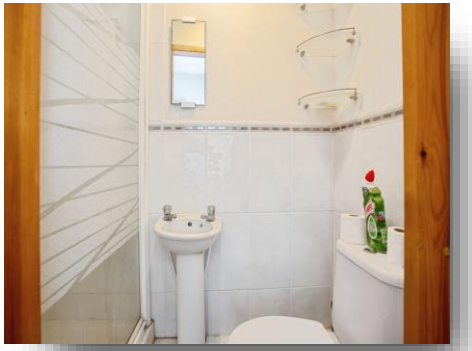
- MID TERRACE PROPERTY
- TWO FIRST FLOOR BEDROOMS
- ATTIC THIRD BEDROOM
- SPACIOUS LIVING ACCOMODATION
- OFF ROAD PARKING TO THE REAR

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£125,000





Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117493

The Property Ombudsman

Property Ref:
RTF117493 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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